



Memorandum

To: Evanston City Council; Evanston Environment Board; City Manager Luke Stowe; Deputy City Manager Carina Sánchez

CC: Gabriela Martin, Sustainability and Resilience Manager; Kirsten Drehabil Vega, Sustainability and Resilience Coordinator

From: Healthy Buildings Accountability Board; Healthy Buildings Technical Committee

Subject: Healthy Buildings Accountability Board Quarterly Report

Date: March 26, 2026

Background:

The City Council passed the Healthy Buildings Ordinance (HBO) to reduce greenhouse gas emissions and improve indoor air quality in the largest buildings in Evanston. The HBO created two public bodies (detailed below) to oversee the rulemaking process of the ordinance, and required the bodies to provide quarterly reports on their progress.

The City Council established the Healthy Buildings Accountability Board (HBAB) as an oversight body that is authorized to make recommendations and decisions related to decarbonization policies and programs, including but not limited to the Healthy Buildings Ordinance, for the following purposes:

- To provide a community-led equity lens for climate action
- To provide a systematic means of considerations for equity based adjustments to climate action taken by the City
- To provide a timely, fair, and objective review of the implementation of climate action taken by the City.

The City Council established the Healthy Buildings Technical Committee for the following purposes:

- To develop rules and procedures implementing the Healthy Buildings Ordinance
- To provide community leadership in achieving necessary emissions reductions
- To provide technical expertise on reaching the Healthy Buildings Ordinance's performance standards.

Healthy Buildings Accountability Board Quarter 1 Report:

Members:

Baxter Swillery (Co-Chair), Ben Martin (Co-Chair), Bob Dean, Jessica Miller, Kristen White, Paula Scholl, Stephanie Victor, Swasti Shah, Tom Noonan

Number of Meetings: 5

Actions:

- Discussed the responsibilities of the Technical Committee and Accountability Board
- Elected Chair and Vice Chair
- Goals and criteria for Equity Priority Building designation
- HBO covered building list with ward and census tract information
- Review of Equity Priority Building work in other jurisdictions with building performance standards - focus on Denver

Healthy Buildings Technical Committee Quarter 1 Report:

Members:

Charles Davidson, Joel Freeman (Co-Chair), Leonard Sciarra, Madeline Robertson (Co-Chair), Stephanie Victor, Tom Noonan

Number of Meetings: 9

Actions:

- Discussed the responsibilities of the Technical Committee and Accountability Board
- Elected Chair and Vice Chair
- Institute for Market Transformation presentation on the statewide Clean and Reliable Grid Affordability Act
- Adoption of Energy Star Portfolio Manager property type classification
- Analysis of benchmarking compliance and grouping by property type
- ComEd presentation on incentive programs/resources and reliability
- Approval of the benchmark year standard to be the last year that a building was verified through a third party
- Subteams formed to develop final and interim standards for EUI targets, zero emission, and renewable energy options